

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 FOX STREET FRASER RISE VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$669,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 SHIRAZ AVENUE FRASER RISE VIC 3336	\$670,000	19-Jun-25
5 NIGHTINGALE STREET FRASER RISE VIC 3336	\$700,000	13-Nov-25
16 EAGLECREST AVENUE FRASER RISE VIC 3336	\$665,000	05-Nov-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 December 2025


**6 SHIRAZ AVENUE FRASER RISE
VIC 3336**

 3
  2
  2

Sold Price

\$670,000

Sold Date

19-Jun-25

Distance

1.51km

**5 NIGHTINGALE STREET FRASER
RISE VIC 3336**

 3
  2
  2

Sold Price

^{RS} **\$700,000**

Sold Date

13-Nov-25

Distance

2.05km

**16 EAGLECREST AVENUE FRASER
RISE VIC 3336**

 3
  2
  2

Sold Price

^{RS} **\$665,000**

Sold Date

05-Nov-25

Distance

2.41km
RS = Recent sale

UN = Undisclosed Sale

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